

An outline map of the city of Atlanta, Georgia, showing its irregular borders and major roadways. The map is centered on the page, with the text 'Atlanta Housing Authority' overlaid in the middle.

Atlanta Housing Authority

**A. H. A.
PRESIDENT & CEO**

**CFO/
Financial
Operations**

**Housing
Choice
Vouchers**

**Real Estate
Development and
Acquisition**

**Human
Resources**

**Real
Estate
Operations**

Mission Statement

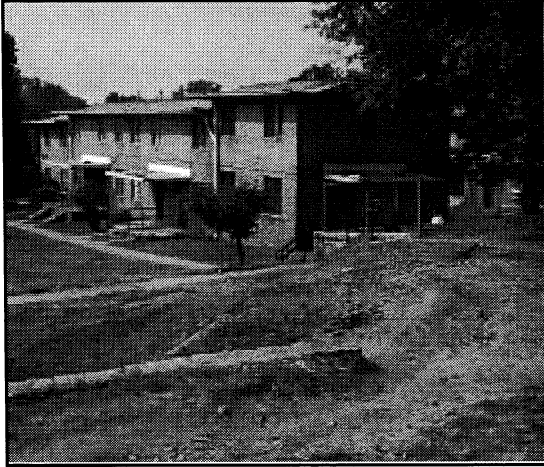
**To provide quality affordable housing for the betterment of our
community.**

College Town at West End

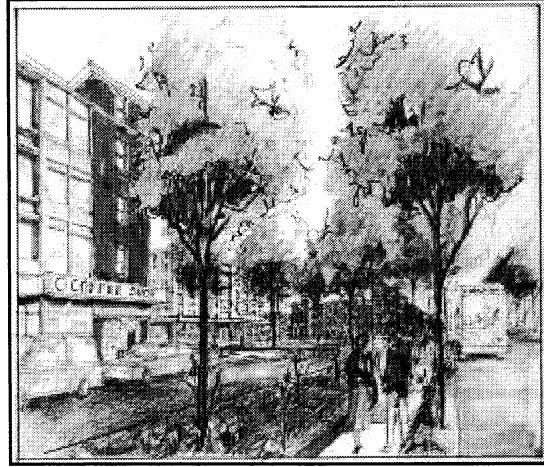
387 Joseph E. Lowery Boulevard
Atlanta, GA 30310

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Phases 1 and 2 are currently under construction. Phases 3 and 4 are being master-planned.

Construction Start Date: 06/2003

Development Completion Date: 12/2007 (HOPE VI/HUD)

Development Completion Date: 12/2008 (Master Plan)

Average: 36.0

Number of Phases: 7

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	424 (44%)
LIHTC	219 (23%)
Market Rate	311 (33%)

Total Multi-Family Rental 954 (100%)

Project Based Section 8 90 (9%)

For-Sale Homes

Affordable	20 (27%)
Market Rate	54 (73%)

Total For-Sale Homes 74 (100%)

Retail: Neighborhood-serving retail on "town center" in heart of development

Amenities: "CollegeTown" for A.U. Center schools, walking distance from campus, extensive parks & green space, community center, great neighborhood schools, small Inn.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$39.3 MM
Private Debt/Equity: Housing	\$62.5 MM
Private Debt/Equity: Non Housing	\$17.5 MM
Public Improvements	\$16.6 MM
Total Master Plan Investment	\$135.9 MM

Area Investment

Other Neighborhood Investment	\$341.3 MM
Total Area Investment	\$341.3 MM

Total Economic Impact \$477.2 MM

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of Integral Properties and Real Estate Strategies

Property Manager: Integral Management Services

Major Stakeholders: City of Atlanta, Fulton County, MARTA, A.U. Center Colleges and Universities, Boys and Girls Club, 100 Black Men, West End Medical, YMCA Early Childhood Development Head Start Program

Capitol Gateway

89 Memorial Drive
Atlanta, GA 30313

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Predevelopment
Construction Start Date: 10/2003
Development Completion Date: 10/2006 (HOPE VI/HUD)
Development Completion Date: 12/2009 (Master Plan)
Acreage: 34.2
Number of Phases: 9

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	357 (31%)
LIHTC	360 (31%)
Market Rate	437 (38%)
Total Multi-Family Rental	1154 (100%)
<i>Project Based Section 8</i>	<i>218 (19%)</i>

For-Sale Homes

Affordable	40 (44%)
Market Rate	50 (56%)
Total For-Sale Homes	90 (100%)

Retail: Approximately 45,000 sqft of retail and commercial development are contemplated

Amenities: Existing and planned neighborhood amenities are vast, being within walking distance of MARTA and the shops and restaurants of the Memorial Drive Corridor, in proximity to the convenience and beauty of the Georgia State Capital. Amenities include a Town Center, Early Childhood Development Center, leasing office and swimming Pool.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$35.0 MM
Private Debt/Equity: Housing	\$106.0 MM
Private Debt/Equity: Non Housing	\$15.5 MM
Public Improvements	\$18.5 MM
Total Master Plan Investment	\$175.0 MM

Area Investment

APS Investment in New School	\$10.0 MM
75/85 Interstate Connector Cap	\$16.0 MM
Capitol Hill Redevelopment	\$116.0 MM
Memorial Drive Corridor	\$12.4 MM
MLK Village Development	\$7.3 MM
MARTA Station Development	\$145.0 MM
Total Area Investment	\$306.7 MM
Total Economic Impact	\$481.7 MM

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of Trammell Crow Residential, Integral Properties and Urban Realty Partners

Property Manager: Integral Property Management

Major Stakeholders: State of Georgia, City of Atlanta, Fulton County, GRTA, ARC, DOT, SunTrust Bank, Ebenezer Baptist Church, Ebenezer Baptist Church Foundation, Families First/Capitol Area Mosaic, Annie E. Casey, M.L. King Jr. Early Childhood Development Center, Sylvan Learning Center, Georgia State University, MARTA, Atlanta Public Schools.

West Highlands at Perry Boulevard

1810 Kerry Drive, NW
Atlanta, GA 30318

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Multifamily Phase I complete
Construction Start Date: 11/2002
Development Completion Date: 12/2006 (HOPE VI/HUD)
Development Completion Date: 12/2008 (Master Plan)
Acreage: 152.0
Number of Phases: 5

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	228 (33%)
LIHTC	167 (24%)
Market Rate	305 (44%)

Total Multi-Family Rental 700 (100%)

Project Based Section 8 100 (14%)

For-Sale Homes

Affordable	40 (40%)
Market Rate	60 (60%)

Total For-Sale Homes 100 (100%)

Retail: West Highlands includes a town center with neighborhood services, office space, and retail.

Amenities: YMCA, neighborhood school, 18 hole public golf course, club house, parks, ball fields, and nature trails.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$43.0 MM
Private Debt/Equity: Housing	\$264.8 MM
Private Debt/Equity: Non Housing	\$92.0 MM
Public Improvements	\$61.0 MM
Total Master Plan Investment	\$460.9 MM

Area Investment

TBD	\$0.0 MM
Total Area Investment	\$0.0 MM
Total Economic Impact	\$460.9 MM

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture between Columbia Residential, Brock Built, LLC, and Perry Golf Development, LLC

Property Manager: AHP Management, Inc.

Major Stakeholders: Columbia Residential, LLC., Brock Built, LLC., Perry Golf Course Redevelopment, LLC., City of Atlanta, Fulton County, MARTA, Georgia Power, YMCA of Metropolitan Atlanta, 100 Black Men, Perry Northwest Cluster, ABLE, Atlanta Public Schools

Grady Homes

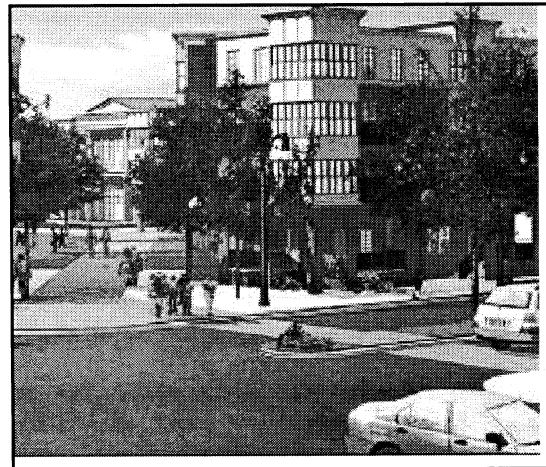
100 Bell Street
Atlanta, GA 30312

FACT SHEET

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BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Relocation in progress.

Construction Start Date: 01/2007

Development Completion Date: 06/2010 (HOPE VI/HUD)

Development Completion Date: 06/2010 (Master Plan)

Average: 27.0

Number of Phases: 5

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	226 (23%)
LIHTC	410 (41%)
Market Rate	352 (36%)

Total Multi-Family Rental 988 (100%)

Project Based Section 8 410 (41%)

For-Sale Homes

Affordable	0 (0%)
Market Rate	0 (0%)

Total For-Sale Homes 0 (0%)

Retail: TBD

Amenities: TBD

FINANCING DATA

Master Plan Investment

AHA/HUD	\$32.3 MM
Private Debt/Equity: Non Housing	\$94.7 MM
Public Improvements	\$0.0 MM
Total Master Plan Investment	\$127.0 MM

Area Investment

Georgia State University	\$30.0 MM
Auburn Glenn	\$30.0 MM
King Memorial MARTA Station	\$50.0 MM
	MM
	MM
	MM
	MM
	MM
	MM

Total Area Investment \$110.0 MM

Total Economic Impact \$237.0 MM

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of TCR Georgia Building LP, Integral Properties, LLC and Urban Realty Partners

Property Manager: IMS Management Services, LLC

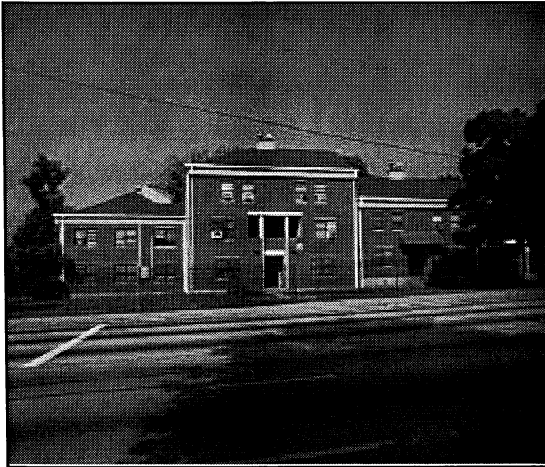
Major Stakeholders: City of Atlanta, Wheat Street Baptist Church and Charitable Foundation, Central Atlanta Progress, Historic District Development Corporation, MARTA, Atlanta Regional Commission, Grady Hospital and Georgia State University.

McDaniel Glenn

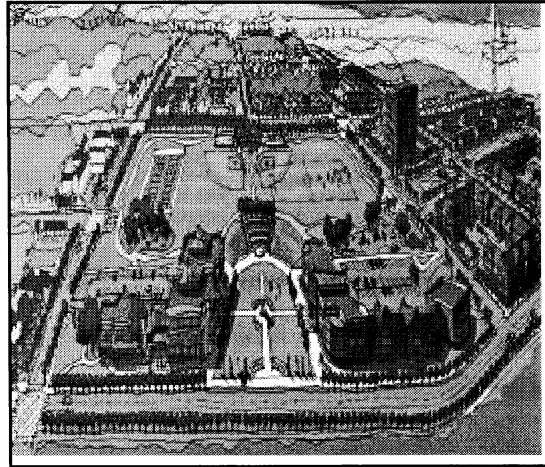
531 McDaniel Street
Atlanta, GA 30312

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: HOPE VI awarded in July 2004
Construction Start Date: 11/2005
Development Completion Date: 03/2009 (HOPE VI/HUD)
Development Completion Date: 03/2009 (Master Plan)
Acerage: 41.0
Number of Phases: 5

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	164 (25%)
LIHTC	240 (37%)
Market Rate	250 (38%)
Total Multi-Family Rental	654 (100%)
Project Based Section 8	154 (24%)

For-Sale Homes

Affordable	67 (23%)
Market Rate	230 (77%)
Total For-Sale Homes	297 (100%)

Retail: "Urban" grocery store, other local serving retail on ground floor of midrise.

Amenities: "Central Park" – redeveloped Dunbar Center, Dunbar Elementary School & Rosa Burney Park.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$20.0 MM
Private Debt/Equity: Housing	\$89.3 MM
Private Debt/Equity: Non Housing	\$13.0 MM
Public Improvements	\$19.0 MM
Total Master Plan Investment	\$141.3 MM

Area Investment

Rosa Burney Park Improvements	\$3.0 MM
Total Area Investment	\$3.0 MM

Total Economic Impact **\$144.3 MM**

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of RHA, Columbia Residential, Hedgewood Properties, SUMMECH

Property Manager: Columbia Residential

Major Stakeholders: Enterprise Foundation, Annenberg Foundation, Annie E. Casey Foundation, Fannie Mae, Mechanicsville Civic Association, Pittsburgh Civic Association, City of Atlanta, Atlanta Public Schools